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4-16-08

**CARMEL REDEVELOPMENT COMMISSION Meeting, Thursday,
April 3, 2008**

President Ron Carter called the meeting to order at 8:30 a.m. Commission members Jeff Worrell and Carolyn Anker were present, constituting a quorum. Also present were Les Olds, Sherry Mielke and Andrea Stumpf.

Others present:

From Shiel Sexton: Mike Anderson, Doug Adams, Tony Eisenhut

From OMNI Productions: Winston Long, Jim Mullet, Ben Dewhurst

Contractors and members of the public or press: [See sign-in sheet for detail.]

Ed Callahan, Francesca Jarosz and Richard Osborn

Awarding of PAC Construction bids: Bid Package Four

Mr. Carter turned the meeting over to Les Olds, Director of Redevelopment.

Mr. Olds reminded the Commissioners that bids were opened for bid package four which includes framing and rough construction for the building. Ten packages were opened at the meeting. The architect and construction manager are continuing to go through the bids to ensure they are in conformance with the contract documents, with the construction manager concerns focused on the schedule of the project. While going through the bids, the architect and construction manager have focused on three of the trade contractors that are extremely important to ensure the PAC stays on schedule.

The three contracts include: #4050 – General Trades; #4290 – Plumbing; #4320 – Electrical. With underground work underway, it is necessary to start having these trades installed that go through the foundation below grade of the building. General trades are needed since the general trades contractor assists by providing framing, concrete work, temporary openings, etc. It is recommended the Commission award three contracts.

Mr. Olds pointed out the architect and construction manager are still evaluating the balance of the bids and will come back at the April 16, 2008 with additional recommendations. The contracts being approved at this meeting do not include any of the proposed alternates of the project. It is only base construction, building shell and core.

Mr. Worrell noted the overall bids were under budget by almost \$3 million, with the proposed package under almost \$1 million. He questioned if there was a foreseen change in the proposed budget numbers. Mr. Olds stated there is always a chance there will be a change when working below grade due to unknown conditions that may occur. He also stated there should be enough allowances in the contracts to cover any additional costs. Discussion ensued.

Mr. Worrell moved to approve contracts for W. R. Dunkin for the 4050 General Trades Contract in the amount of \$12,250,000; Frank Irish, 4290 Plumbing, for \$1,930,000; and

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Ermco, 4320 Electrical, for \$9,789,000, with a combined total of \$23,969,000. Seconded by Ms. Anker and unanimously approved.

Other Business

Mr. Worrell questioned April 9, 2008 as the date of the next CRC meeting. Mr. Olds explained the April 9 date was the date when the bid package three alternates would expire. The construction manager is contacting the bidders for an extension on the deadline for more time to resolve the alternate issues. Discussion followed regarding the extension, the possible costs that would occur due to material escalation issues, and the legal wording of the contracts in regards to the originally stated deadline.

Mr. Olds stated he will have all the information, including the CRC staff recommendations and comments, to the Commissioners by the regularly scheduled April 16th meeting.

Ms. Anker questioned the timeline of construction and if the PAC was on schedule. Mr. Anderson said it is on schedule and awarding the three contracts this morning keeps it on schedule. He explained the construction of the elevators as part of the general trade contract was a major part in keeping the project on schedule.

Mr. Worrell questioned when the rest of the contracts will need to be awarded. Mr. Olds stated the remaining bid package four contracts will be awarded at the April 16 meeting.

New Business

None at this time.

Adjournment

Ms. Anker moved the meeting be adjourned. Seconded by Mr. Worrell. The meeting was adjourned at 9:44 a.m.